

THE
PROCEEDINGS
OF THE
SELECT COMMITTEE

FOR LETTING THE

L A N D S

ADJOINING TO THE

Foundling Hospital,

ON

BUILDING LEASES.

R E P O R T E D

TO THE

GENERAL QUARTERLY COURT,

DECEMBER 29, 1790.

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Foundling Hospital.

AT THE
GENERAL QUARTERLY COURT,
Held June 30th, 1790.

RESOLVED,

***T**HAT it be referred to a Select Committee of Five Governors, viz. Mr. Austen, Mr. Bernard, Mr. Kingsman, Mr. Kingston, and Dr. White, to prepare Plans, and take such other Steps as shall appear to them necessary for carrying into Execution the Resolutions of this Corporation, for letting the Land adjoining to this Hospital on building Leases; and that they report their Proceedings to the General Court to be held at Christmas next.*

RESOLVED,

That it be referred to the said Committee to consider whether it will be for the Advantage of this Hospital to sell any of the Gravel on the Estate of this Corporation; and in case they shall be of Opinion it will be advantageous, that they be at liberty to treat with, and sell to any Person or Persons (willing to purchase the same) any Quantity not exceeding Ten Thousand Loads.

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At

At a BUILDING COMMITTEE,
Held December 28, 1790.

RESOLVED,

*That the following Report of the Proceedings of this
Committee be presented to the General Court To-morrow,
by Dr. White.*

THE
R E P O R T
O F

The SELECT COMMITTEE for letting the
LANDS adjoining to the FOUNDLING
HOSPITAL ON BUILDING LEASES.

WE, your Committee, in pursuance of your
Directions on the 30th of June last, have
procured from Mr. Cockerel, the Architect to this
Corporation, the following Memorial, containing
his Opinion as to the general Principles necessary to
be adhered to in letting the Land surrounding the
Hospital on building Leases; together with a Plan
for arranging the Ground East and South East of
the Hospital, so that it may be immediately offered
to such Builders as are inclined to contract for the
same.

MEMORIAL

M E M O R I A L
TO THE
COMMITTEE of GOVERNORS
OF THE
FOUNDLING HOSPITAL,
FOR THE
AFFAIRS of BUILDING on the LANDS
BELONGING THERETO.

In the Formation of a Plan for the Arrangement of the Ground surrounding the Foundling Hospital, so that it may be let to the best Advantage on Building Leases, there are Four principal Objects to be attended to.

First, The Hospital itself, that such an Area may be left around it, and such spacious Avenues to that Area as shall secure to it (as much as is consistent with any Plan of Building) the Advantage of its present open Situation, and expose it as much as possible to the public View; and that the Buildings to be erected near it, be so respectable as rather to raise than depress the Character of the Hospital itself, as an Object of national Munificence.

Secondly,

Secondly, That there shall be such principal Features of Attraction in the Plan, as shall not be too great for a due Proportion to the Whole, but yet sufficient to draw Adventurers to the subordinate Parts; and that those subordinate Parts be so calculated, as to comprise all Classes of Building, from the first Class down to Houses of Twenty-five Pounds *per Annum*, without the lower Classes interfering with, and diminishing the Character of those above them; and particularly that the Stile of the Buildings at the several Boundaries be (in order to ensure Success to the intermediate Parts) as respectable as possible, consistent with their Situations and with Prudence in the Adventurers.

Thirdly, That the Extremities of the general Plan do as nearly as possible correspond in their relative Positions to those Parts of the Town adjacent thereto, or to the Streets and other Places that may probably be projected near or adjoining, and that the great Lines of Communication through the Town may be kept as open as possible.

Fourthly, That the Plan itself may be capable of a gradual Execution, and that each Part may be compleat in itself, and not depend for its Success, and a Return of Profit to the Undertakers, upon the Execution of the others.

Upon these leading Principles a general Idea has been formed, of which the Plan for beginning the Undertaking on the Ground East and South East of the Hospital, now submitted to the Consideration of the Committee is a Part.

The Houses fronting towards the Hospital on the East Side, to the Extent of about 550 Feet, are proposed to be of the First Class; the Space between them and the Hospital Garden Wall being
about

about 200 Feet, it is proposed to take about 50 Feet for Areas, Pavement, and Public Way, and the Remainder against the Garden to be enclosed with Railing, and kept in Grass with Walks, and planted with Shrubs. The Houses North and South of this Division, to be of a Third Class of Building. The Opening from *Gray's Inn-Lane*, being 100 Feet wide, is proposed to be built with Houses of the Second Class; those in *Gray's Inn-Lane*, in the northern Entrance, and the South Boundary, to be of the Fourth Class, and so built as to be capable of Conversion into Shops hereafter, at a moderate Expence, when the Thoroughfare becomes more frequented; and the Houses leading to *Milman-Street*, to be of the Fifth Class, that is from £.40 to £.30 *per Annum*. The proposed Opening through Mr. *Doughty's* Ground, into *Gray's Inn-Lane*, for which there is a Treaty now on foot, though not settled with his Agents, is considered as so advantageous to him, as to make his Assent highly probable, and the Continuation of *John-Street* into that Opening, will ensure the Success of the adjacent Parts.

The Rent to be produced from the Whole of the Building Ground, cannot be computed with any Degree of Certainty, there being so many collateral Circumstances upon which it must depend; but it cannot, at the lowest Rate, be calculated at less than FOUR THOUSAND POUNDS *per Annum* in the Whole, when compleated, if a good general Plan be adopted on the Principle before stated; especially as nearly the Whole of the Land is understood to be in the Parish of *St. Pancras*, where the Land Tax is considered as nothing; but with respect to that Part of the Plan now offered to the Committee, it cannot be stated so nearly (as the
partial

partial Commencement of any extensive untried general Undertaking cannot be brought to a correct Average, of what may be calculated upon the whole Work) but it will not probably be less than NINE HUNDRED POUNDS *per Annum*.

The best Mode to be pursued for the Execution of the Undertaking, will probably be to spread the Building in Divisions in each Line, and to make Bricks upon the *West Conduit Field*, (which is supposed to have about Ten Acres of Brick Earth, of about Two Feet Six Inches average Depth, which will make at least TWENTY-FIVE MILLIONS of Bricks) and to serve the Bricks that may be made to the Builders upon this Estate only, at the common Rates, which will yield a Profit of from *Five to Six Shillings per Thousand*; and if instead of taking Payment in Money, the Amount is charged upon each Building at the Rate of Six *per Cent.* by way of additional Ground Rent, it will (valuing Money at Four *per Cent.*) repay the Prime Cost in Eighteen Years, and yield an Interest on the same of EIGHT *per Cent.* permanently secured on the Estates of the Hospital for the Remainder of the Term; in Addition to which must be considered the great accelerating Encouragement this will give the Builders themselves, and consequently encrease the Ground Rents of the progressive Buildings, as well as be the Cause of the Whole Ground being covered much sooner than without such an Aid can be reasonably expected.

S. PEPYS COCKEREL,

SAVILLE-Row,
27th Dec. 1790.

We have held several Conversations with Mr. *Cockerel*, on the Subject of his Memorial, and are satisfied that the general Principles laid down in it are just, and that it is for the Interest of this Corporation, that they should be adhered to as strictly as possible.

We are not at present prepared to lay before you any general Plan for covering the Whole of the Hospital Estate with Buildings, having been chiefly impeded by the Difficulty of ascertaining with any degree of Precision, the Probability of your being able to obtain a public Approach to your Estate, from the West or South West, we not having been empowered to treat with any Persons on that Subject.

We recommend the Adoption of Mr. *Cockerel's* Plan (delivered herewith) for arranging the Ground situated East and South East of the Walls of this Hospital; it being so constructed, as to be capable of being rendered compleat in itself, or of being adapted to any General Plan that may hereafter be resolved on; and in order to carry this Plan into Execution it is necessary that we should have Power to make Purchases, or Exchanges of Ground with Mr. *Doughty*, and the other Proprietors of the adjoining Estates.

We are fully convinced that great Advantage will result to the Corporation by making Bricks upon the Estate, wherever Brick Earth can be found, and by disposing of them in the Manner proposed by Mr. *Cockerel*, and therefore strongly recommend that Measure: if the Brick Earth is of the Depth we suppose it to be, it will yield a Profit of at least FIVE HUNDRED POUNDS *per* Acre.

We have received (by Reference from the General Committee held the 22d Instant) a Proposal from the Trustees of the *Rugby* Charity, by Mr. *Jones*

Jones their Receiver, for taking a Piece of Ground adjoining to their Estate, at the Back of *Great Ormond-Street*, (containing about Half an Acre) upon a long Lease, at the annual Rent of Twenty-five Pounds; the Proposal not containing any Intimations for what Purpose the said Ground was to be used, which is of material Consequence both as to any Annoyance that may proceed therefrom, and to any reversionary Benefit that may accrue to this Charity, we directed Mr. *Cockerel* to apply to Mr. *Jones* to explain the same, whose Answer is, that "he believes the Purpose is to keep off all Buildings as far as possible from the Estates of that Charity."

We are of Opinion that no Ground should be let by this Corporation, so as to impede any general Plan of Building on this Estate; but if the Trustees of the *Rugby* Charity are inclined to take so much of the said Ground only, as will leave a parallel Breadth of One Hundred and Forty Feet from the South Wall of the Schools of the Hospital, which will reduce the Quantity applied for about Twenty Feet in Depth, we see no Objection to letting the same upon equitable Terms; provided the Trustees shall, upon like equitable Terms, consent to an Opening being made from *Milman-Street*, to the Estate of this Corporation.

We have also received a similar Proposal from *John Holliday*, Esq; of *Great Ormond-Street*, for a Piece of Ground adjoining westward to that before-mentioned, and containing something more than One-fourth of an Acre, at the annual Rent of Fifteen Pounds, to which the same Observations respecting the Depth of the Ground will apply; and neither of these proposed Rents are adequate to what the Ground will produce if let upon Building Leases: but if any Agreement shall be made with
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the Trustees of the *Rugby* Charity, we see no Objection to a like Agreement with Mr. *Holliday*.

We have also received a Proposal from Mr. *James Burton*, of *New Bridge-Street, Black Friars-Bridge*, Surveyor, for taking all the Ground on the West Side of the Hospital, on a Building Lease of Ninety-nine Years, at the annual Rent of One Thousand Four Hundred Pounds, which we consider as being very much under its Value, and have therefore signified to him that his Proposal cannot be accepted. We apprehend that it is not for the Interest of the Corporation to let any considerable Quantity of Ground to any one Person.

We have had some Conferences with Mr. *Frine*, one of the Agents for the Trustees of the *New Road*, respecting the Sale of a Quantity of Gravel from the North End of the West Field; and we applied to the Duke of *Bedford* for Permission to lead the same over his private Road, on Condition that all Damages done to the Road thereby should be repaired at the Expence of this Corporation; but his Grace having declined granting such Permission, we have applied to the Skinner's Company for a Road over their Land, and have not yet received their Answer.

We apprehend the Gravel will produce a Profit of about TWO HUNDRED POUNDS *per Acre*, for every Yard in Depth.

STEPHEN WHITE,
WILLIAM LONG KINGSMAN,
THOMAS BERNARD,
ROBERT AUSTEN,
JOHN KINGSTON.

FOUNDLING HOSPITAL,
December 28th, 1790.

AT THE
GENERAL QUARTERLY COURT,

Held December 29th, 1790.

Dr. *White* presented to this Court a Report of the Proceedings of the Select Committee for letting the Land adjoining to this Hospital on Building Leases, which was ordered to be inserted in the Minutes of the Day.

RESOLVED.

That this General Court be adjourned to Eleven o'Clock in the Forenoon, on Wednesday the 26th Day of January next, and that the said Report be then taken into Consideration; and the Committee for Building are desired to cause the same to be printed, and transmitted to every Governor in London, and to request his Attendance on that Day.

